

TO LET – OPEN CLASS RETAIL WAREHOUSE UNIT

Unit 2, Moira Road Retail Park, Moira Road, Lisburn, BT28 1RH

CBRE NI
PART OF THE AFFILIATE NETWORK



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Key Benefits

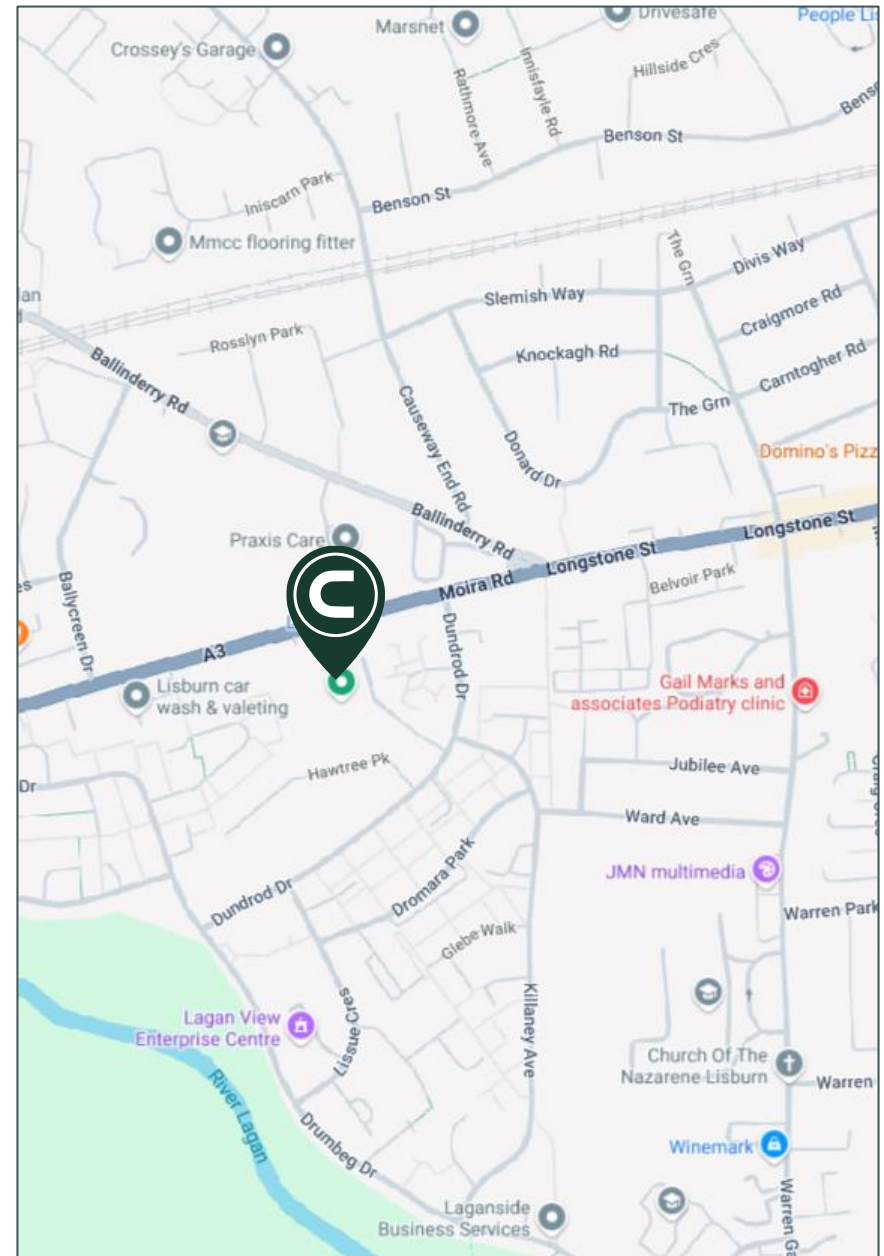
- Open class retail warehouse unit
- Prominent location
- Approximately 175 free customer parking spaces

Location

Lisburn is located approximately 10 miles south west of Belfast. The City of Lisburn is easily accessible via the M1 motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The subject unit is located on the Moira Road approximately 2 miles from Lisburn city centre and approx. 5 miles from the M1 Motorway. The Moira Road is a major arterial route into Lisburn from the M1 / Sprucefield motorway intersection. Lidl and The Journey Church occupy the units either side of the subject premises.

Description

Situated within Moira Retail Park the units benefits from Open Class 1 planning consent. Internally the unit has been fitted to a high standard comprising an open plan retailing area benefiting from eaves height of approx. 6.5 metres. There is ample free customer car parking available, approx. 175 spaces, with a communal service yard area to the rear of the unit.



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Lease Details

Term	By Negotiation
Rent	£100,000 p.a. exclusive
Repairs	Effective Full repairing and Insuring via service charge
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management. Est. £3,700 exclusive.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £69,500. Therefore, the estimated rates payable for 2025/26 are £39,347.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
Ground Floor	9,900 Sq Ft	920 Sq M

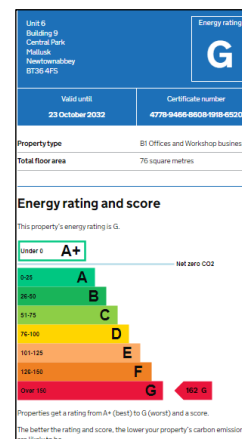
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as G-162 under EPC regulations.

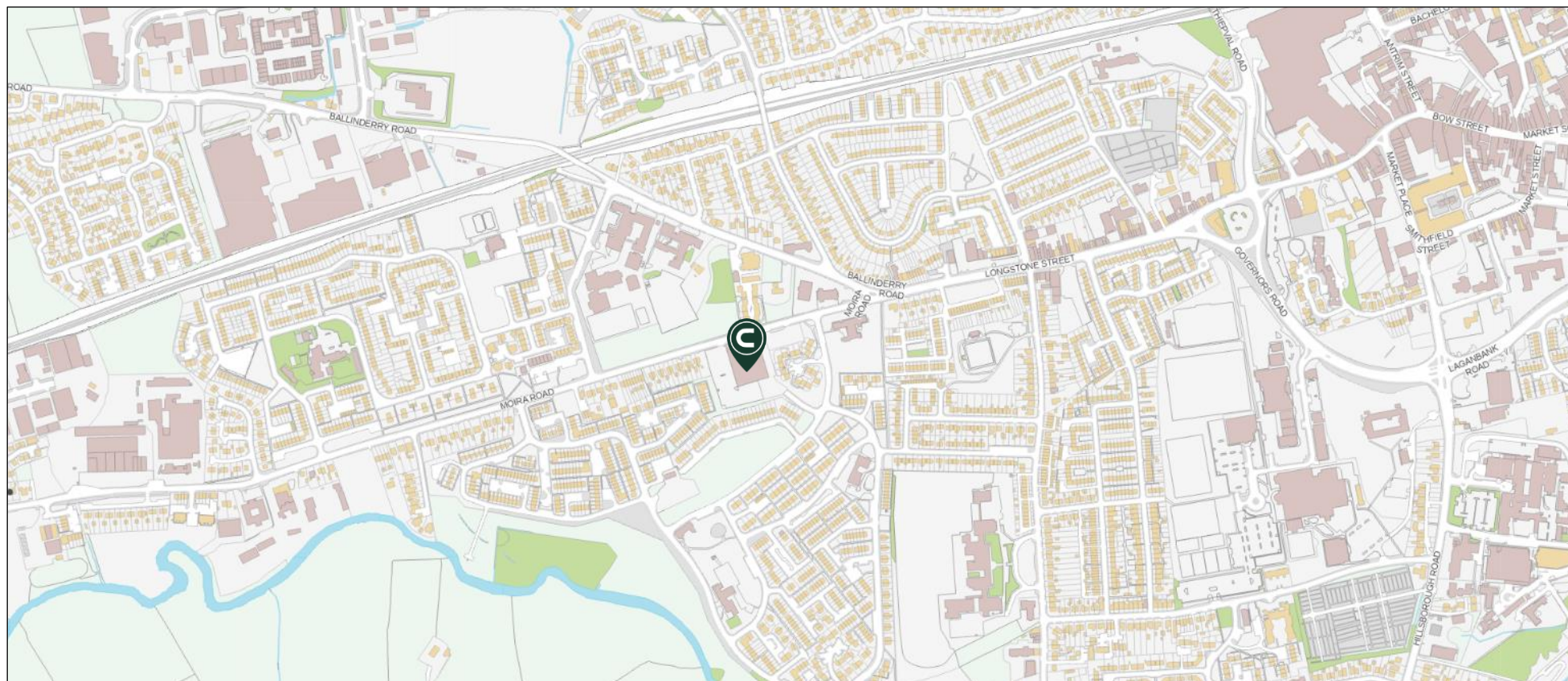
A copy of the EPC Certificate is available below and can be made available on request.



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